



# Australian Bureau of Statistics

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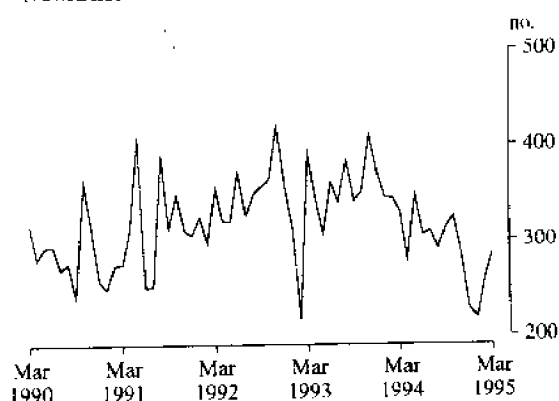
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## BUILDING APPROVALS, TASMANIA, MARCH 1995

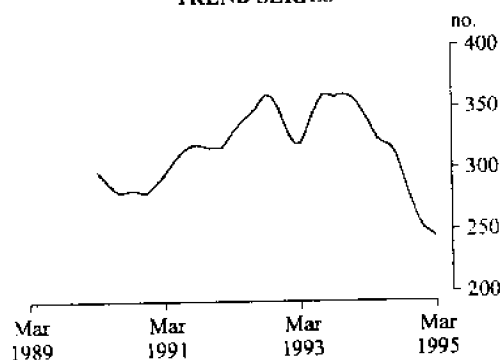
### MAIN FEATURES

- There were 286 new dwelling units approved in March 1995, an 11 per cent increase on the 259 approved in February 1995, but a 13 per cent decrease on March 1994 (330).
- For the 12 months ended March 1995 there were 3447 new dwelling units approved, 18 per cent below the 4224 recorded for the 12 months ended March 1994.
- The latest trend estimate available for the number of new dwelling units approved shows seventeen consecutive months of decline.
- The highest number of dwelling units approved in March 1995 was recorded by the City of Clarence with 31, followed by the Municipality of Kingborough with 26, the Municipality of West Tamar with 24 and the City of Launceston with 23.
- The value of new residential building approved, at current prices, in March 1995 was \$21.9m, compared with \$19.6m in February 1995 and \$25.5m in March 1994.
- The value of all building approvals, at current prices, in March 1995 was \$36.4m, compared with \$32.7m in February 1995 and \$36.3m in March 1994.

NUMBER OF NEW DWELLING UNITS APPROVED



RESIDENTIAL BUILDING APPROVALS,  
TASMANIA  
TREND SERIES



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### INQUIRIES

*For inquiries concerning these statistics and other unpublished data, telephone Eddie Oakford on Hobart (002)20 5878.*

*For other inquiries including copies of publications, telephone the Information Officer on Hobart (002)20 5800.*

The Tasmanian Office of the Bureau is located on the Ground Floor, 175 Collins Street, Hobart (GPO Box 66A, Hobart, 7001).

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1991-92	2,774	95	2,869	965	69	1,034	9	3,748	164	3,912	..
1992-93	2,928	28	2,956	1,023	115	1,138	11	3,962	143	4,105	..
1993-94	3,065	48	3,113	973	61	1,034	11	4,048	110	4,158	..
1993-94 July-March	2,312	46	2,358	795	61	856	10	3,116	108	3,224	..
1994-95 July-March	2,042	5	2,047	430	37	467	12	2,484	42	2,526	..
1994— January	223	10	233	65	46	111	1	289	56	345	354
February	257	—	257	83	4	87	—	340	4	344	347
March	261	5	266	53	11	64	3	317	16	333	339
April	243	—	243	36	—	36	1	280	—	280	330
May	269	2	271	77	—	77	—	346	2	348	323
June	241	—	241	65	—	65	—	306	—	306	320
July	212	—	212	95	2	97	2	309	2	311	318
August	257	—	257	32	2	34	1	290	2	292	312
September	255	1	256	53	4	57	2	310	5	315	299
October	263	2	265	57	3	60	5	325	5	330	284
November	222	—	222	63	—	63	—	285	—	285	269
December	204	1	205	23	—	23	—	227	1	228	258
1995— January	177	1	178	40	—	40	—	217	1	218	251
February	216	—	216	43	—	43	—	259	—	259	248
March	236	—	236	24	26	50	2	262	26	288	245

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED  
(S'000)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1991-92	201,224	7,154	208,378	47,379	4,538	51,917	248,604	11,692	260,296	32,637	68,980	105,941	350,181	398,873
1992-93	214,890	2,098	216,989	50,783	7,490	58,273	265,674	9,588	275,262	33,050	62,416	103,107	360,929	411,419
1993-94	237,881	4,190	242,071	55,619	4,273	59,892	293,499	8,463	301,963	39,522	81,251	145,922	413,933	487,407
1994—														
January	18,412	775	19,187	3,570	3,235	6,805	21,982	4,010	25,992	3,095	10,492	11,816	35,515	40,902
February	19,293	—	19,293	4,330	180	4,510	23,623	180	23,803	2,722	3,687	6,173	30,032	32,699
March	21,673	463	22,136	2,494	858	3,352	24,167	1,321	25,488	4,094	3,135	6,737	31,396	36,319
April	18,641	—	18,641	1,808	—	1,808	20,449	—	20,449	3,740	9,620	10,799	33,792	34,988
May	20,325	139	20,465	4,163	—	4,163	24,488	139	24,627	4,337	6,555	13,264	35,210	42,228
June	20,038	—	20,038	3,289	—	3,289	23,327	—	23,327	3,098	7,519	11,612	33,884	38,037
July	15,754	—	15,754	4,984	145	5,129	20,738	145	20,883	3,213	6,161	7,121	30,112	31,217
August	21,240	—	21,240	1,813	110	1,923	23,052	110	23,162	3,454	11,251	12,028	37,706	38,643
September	20,987	70	21,057	3,187	260	3,447	24,174	330	24,504	4,451	6,195	7,763	34,806	36,719
October	22,071	220	22,291	3,195	200	3,395	25,266	420	25,686	3,963	7,981	9,340	37,069	38,988
November	17,564	—	17,564	3,600	—	3,600	21,163	—	21,163	3,429	4,889	18,104	29,415	42,696
December	17,142	35	17,177	1,070	—	1,070	18,212	35	18,247	2,609	26,814	27,374	47,635	48,230
1995—														
January	14,718	85	14,803	2,490	—	2,490	17,208	85	17,293	2,868	5,391	13,761	25,285	33,921
February	17,482	—	17,482	2,077	—	2,077	19,559	—	19,559	2,977	6,347	10,177	28,827	32,713
March	18,717	—	18,717	1,440	1,732	3,172	20,157	1,732	21,890	3,549	8,635	10,934	32,293	36,373

**TABLE 3. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP**  
(S'000)

Class of building	July-March				1993		
	1992-93	1993-94	1993-94	1994-95	January	February	March
<b>PRIVATE SECTOR</b>							
New houses	214,890	237,881	178,877	165,675	14,718	17,482	18,717
New other residential buildings	50,783	55,619	46,359	23,855	2,490	2,077	1,440
<i>Total new residential building</i>	<i>265,674</i>	<i>293,499</i>	<i>225,235</i>	<i>189,530</i>	<i>17,208</i>	<i>19,559</i>	<i>20,157</i>
Alterations and additions to residential buildings	32,839	39,182	28,255	29,955	2,687	2,921	3,501
Hotels, etc.	4,047	3,869	3,039	3,743	275	320	775
Shops	9,422	11,432	8,722	25,521	2,179	1,495	996
Factories	10,276	15,289	8,087	8,378	1,120	50	190
Offices	9,967	13,512	11,096	10,141	690	644	398
Other business premises	7,656	7,083	4,005	11,682	982	1,978	60
Educational	4,765	1,983	1,383	10,846	50	1,435	380
Religious	1,235	767	767	342	—	—	92
Health	11,063	20,025	13,367	9,642	95	260	5,161
Entertainment and recreational	2,581	1,403	1,203	1,776	—	115	—
Miscellaneous	1,406	5,888	5,888	1,593	—	50	583
<i>Total non-residential building</i>	<i>62,416</i>	<i>81,251</i>	<i>57,556</i>	<i>83,664</i>	<i>5,391</i>	<i>6,347</i>	<i>8,635</i>
<b>Total</b>	<b>360,929</b>	<b>413,933</b>	<b>311,046</b>	<b>303,148</b>	<b>25,285</b>	<b>28,827</b>	<b>32,293</b>
<b>PUBLIC SECTOR</b>							
New houses	2,098	4,190	4,051	410	85	—	—
New other residential buildings	7,490	4,273	4,273	2,447	—	—	1,732
<i>Total new residential building</i>	<i>9,588</i>	<i>8,463</i>	<i>8,324</i>	<i>2,857</i>	<i>85</i>	<i>—</i>	<i>1,732</i>
Alterations and additions to residential buildings	211	340	92	557	181	56	48
Hotels, etc.	1,430	300	—	—	—	—	—
Shops	114	—	—	—	—	—	—
Factories	—	2,381	2,381	95	—	—	—
Offices	8,919	4,668	3,755	5,171	2,500	—	1,060
Other business premises	150	3,979	3,979	765	—	270	—
Educational	13,429	26,338	17,055	12,411	1,870	60	1,143
Religious	—	—	—	—	—	—	—
Health	8,596	22,763	21,729	4,600	4,000	—	96
Entertainment and recreational	1,005	1,533	1,463	320	—	—	—
Miscellaneous	8,478	2,709	2,329	9,575	—	3,500	—
<i>Total non-residential building</i>	<i>40,691</i>	<i>64,671</i>	<i>52,690</i>	<i>32,937</i>	<i>8,370</i>	<i>3,830</i>	<i>2,299</i>
<b>Total</b>	<b>50,490</b>	<b>73,474</b>	<b>61,107</b>	<b>36,351</b>	<b>8,636</b>	<b>3,886</b>	<b>4,080</b>
<b>TOTAL</b>							
New houses	216,989	242,071	182,928	166,085	14,803	17,482	18,717
New other residential buildings	58,273	59,892	50,632	26,303	2,490	2,077	3,172
<i>Total new residential building</i>	<i>275,262</i>	<i>301,963</i>	<i>233,560</i>	<i>192,387</i>	<i>17,293</i>	<i>19,559</i>	<i>21,890</i>
Alterations and additions to residential buildings	33,050	39,522	28,347	30,511	2,868	2,977	3,549
Hotels, etc.	4,047	4,169	3,039	3,743	275	320	775
Shops	9,536	11,432	8,722	25,521	2,179	1,495	996
Factories	10,276	17,670	10,468	8,473	1,120	50	190
Offices	18,886	18,180	14,850	15,312	3,190	644	1,458
Other business premises	7,806	11,062	7,984	12,447	982	2,248	60
Educational	18,194	28,321	18,438	23,257	1,920	1,495	1,523
Religious	1,235	767	767	342	—	—	92
Health	19,658	42,788	35,096	14,242	4,095	260	5,257
Entertainment and recreational	3,586	2,936	2,666	2,096	—	115	—
Miscellaneous	9,884	8,597	8,217	11,168	—	3,550	583
<i>Total non-residential building</i>	<i>103,107</i>	<i>145,922</i>	<i>110,247</i>	<i>116,601</i>	<i>13,761</i>	<i>10,177</i>	<i>10,934</i>
<b>Total</b>	<b>411,419</b>	<b>487,407</b>	<b>372,153</b>	<b>339,499</b>	<b>33,921</b>	<b>32,713</b>	<b>36,373</b>

**TABLE 4. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING  
AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)	No.	Value (\$'000)
<b>HOTELS, ETC.</b>												
1995 January	2	275	—	—	—	—	—	—	—	—	2	275
February	—	—	1	320	—	—	—	—	—	—	1	320
March	1	55	—	—	1	720	—	—	—	—	2	775
<b>SHOPS</b>												
1995 January	7	670	2	509	—	—	1	1,000	—	—	10	2,179
February	3	195	—	—	—	—	1	1,300	—	—	4	1,495
March	2	226	1	230	1	540	—	—	—	—	4	996
<b>FACTORIES</b>												
1995 January	4	320	1	300	1	500	—	—	—	—	6	1,120
February	1	50	—	—	—	—	—	—	—	—	1	50
March	3	190	—	—	—	—	—	—	—	—	3	190
<b>OFFICES</b>												
1995 January	4	340	1	350	—	—	1	2,500	—	—	6	3,190
February	1	70	—	—	1	574	—	—	—	—	2	644
March	5	398	—	—	—	—	1	1,060	—	—	6	1,458
<b>OTHER BUSINESS PREMISES</b>												
1995 January	5	682	1	300	—	—	—	—	—	—	6	982
February	4	378	1	270	—	—	1	1,600	—	—	6	2,248
March	1	60	—	—	—	—	—	—	—	—	1	60
<b>EDUCATIONAL</b>												
1995 January	4	270	—	—	—	—	1	1,650	—	—	5	1,920
February	1	60	—	—	2	1,435	—	—	—	—	3	1,495
March	5	602	—	—	1	921	—	—	—	—	6	1,523
<b>RELIGIOUS</b>												
1995 January	—	—	—	—	—	—	—	—	—	—	—	—
February	—	—	—	—	—	—	—	—	—	—	—	—
March	1	92	—	—	—	—	—	—	—	—	1	92
<b>HEALTH</b>												
1995 January	1	95	—	—	—	—	1	4,000	—	—	2	4,095
February	—	—	1	260	—	—	—	—	—	—	1	260
March	1	96	—	—	—	—	2	5,161	—	—	3	5,257
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1995 January	—	—	—	—	—	—	—	—	—	—	—	—
February	1	115	—	—	—	—	—	—	—	—	1	115
March	—	—	—	—	—	—	—	—	—	—	—	—
<b>MISCELLANEOUS</b>												
1995 January	—	—	—	—	—	—	—	—	—	—	—	—
February	1	50	—	—	—	—	1	3,500	—	—	2	3,550
March	3	283	1	300	—	—	—	—	—	—	4	583
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1995 January	27	2,652	5	1,459	1	500	4	9,150	—	—	37	13,761
February	12	918	3	850	3	2,009	3	6,400	—	—	21	10,177
March	22	2,002	2	530	3	2,181	3	6,221	—	—	30	10,934

TABLE 5: NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS, TASMANIA (b)

Period	Material of outer walls					Total
	Double brick	Brick veneer	Fibre cement	Timber	Other and not stated	
1986-87	152	2,016	93	332	54	2,647
1987-88	98	2,048	37	404	85	2,672
1988-89	130	2,248	54	374	84	2,890
1989-90	139	1,943	83	384	114	2,663
1990-91	177	1,758	76	467	77	2,555
1991-92	256	1,937	72	515	89	2,869
1992-93	293	1,999	119	476	69	2,956
1993-94	302	2,176	105	441	89	3,113
1994:						
January	26	163	3	34	7	233
February	23	181	6	41	6	257
March	25	188	13	34	6	266
April	22	177	7	27	10	243
May	27	183	17	34	10	271
June	16	183	11	25	6	241
July	10	147	8	40	7	212
August	21	185	14	35	2	257
September	19	194	12	27	4	256
October	13	202	9	37	4	265
November	9	159	7	43	4	222
December	4	162	5	30	4	205
1995:						
January	10	134	8	21	5	178
February	9	142	3	56	6	216
March	16	146	5	57	12	236

(a) Excludes Conversions etc.

(b) From July 1990 includes only those approvals valued at \$10 000 and over.

TABLE 6: VALUE OF BUILDING APPROVED IN STATISTICAL DIVISIONS (a)

(\$'000)

Period	Greater Hobart		Southern		Northern		Mersey-Lyell		Tasmania	
	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)	New residential building	All building (b)
1986-87	74,904	155,272	19,342	24,309	50,706	128,963	38,070	73,206	183,022	381,750
1987-88	79,070	154,886	21,074	27,704	52,115	119,131	40,523	86,978	192,782	388,699
1988-89	88,215	204,554	23,731	30,180	72,931	126,685	50,967	100,238	235,845	461,657
1989-90	88,156	173,760	23,416	29,823	79,631	118,360	46,182	76,085	237,385	398,028
1990-91	94,266	190,545	25,998	34,220	78,257	112,342	43,755	69,571	242,276	406,678
1991-92	105,027	173,652	28,412	35,994	84,619	118,574	42,238	70,653	260,296	398,873
1992-93	114,154	182,266	27,818	32,593	82,656	116,014	50,634	80,546	275,262	411,419
1993-94	139,703	210,890	34,132	44,022	79,617	127,615	48,511	104,880	301,963	487,407
1994:										
January	11,543	14,377	2,648	2,735	7,958	13,900	3,843	9,890	25,992	40,902
February	10,685	12,916	2,304	2,524	6,312	10,135	4,502	7,124	23,803	32,699
March	11,284	17,910	2,207	2,732	9,091	11,193	2,908	4,485	25,488	36,319
April	6,381	14,639	3,141	3,313	6,431	10,860	4,496	6,177	20,449	34,988
May	8,664	15,651	3,757	4,291	7,320	12,523	4,887	9,763	24,627	42,228
June	10,983	16,596	2,957	5,035	6,371	7,654	3,016	8,753	23,327	38,037
July	7,721	11,237	2,735	3,098	6,572	9,743	3,854	7,139	20,883	31,217
August	9,374	14,762	2,090	2,628	6,699	8,581	4,999	12,673	23,162	38,643
September	9,232	14,433	1,917	2,719	8,879	12,968	4,477	6,599	24,504	36,719
October	10,768	17,157	2,000	2,326	7,400	9,898	5,518	9,607	25,686	38,988
November	9,235	25,982	2,532	3,344	4,514	5,746	4,884	7,623	21,163	42,696
December	6,677	31,160	1,829	2,137	5,838	7,807	3,903	7,126	18,247	48,230
1995:										
January	7,419	13,452	1,205	1,493	4,030	7,381	4,638	11,595	17,293	33,921
February	7,540	15,822	2,547	2,852	3,853	4,993	5,889	9,046	19,559	32,713
March	9,657	15,189	1,756	2,401	6,187	11,664	4,289	7,118	21,890	36,373

(a) See explanatory notes, paragraph 4.

(b) Includes new residential buildings specified in the previous column. The items comprising 'All building' are specified in Table 8.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MARCH 1995

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$ '000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$ '000)	Total (\$ '000)	Total building (\$ '000)
	Private sector (number)	Public sector (number)	Total value (\$ '000)	Private sector (number)	Public sector (number)	Total value (\$ '000)				
GREATER HOBART-SOUTHERN STATISTICAL DIVISIONS										
Brighton (M)	9	—	694	—	—	—	63	70	70	827
Central Highlands (M)	—	—	—	—	—	—	25	—	—	25
Clarence (C)	21	—	2,117	4	6	737	373	207	207	3,434
Glamorgan/Spring Bay (M)	4	—	302	—	—	—	81	—	—	383
Glenorchy (C)	8	—	643	6	—	285	115	2,744	3,665	4,709
Hobart (C) -- Inner & Remainder	21	—	1,796	—	—	—	422	232	232	2,450
Huon Valley (M)	14	—	673	—	—	—	144	—	—	817
Kingborough (M) Pt A & B	26	—	2,388	—	—	—	292	60	60	2,740
New Norfolk (M) Pt A & B	4	—	204	—	—	—	123	—	—	327
Sorell (M) Pt A & B	16	—	1,134	1	—	55	33	—	—	1,222
Southern Midlands (M)	3	—	180	—	—	—	83	190	190	453
Tasman (M)	4	—	204	—	—	—	—	—	—	204
Greater Hobart-Southern (SDs)	130	—	10,336	11	6	1,077	1,753	3,503	4,424	17,590
NORTHERN STATISTICAL DIVISION										
Break O'Day (M)	5	—	290	—	—	—	44	51	51	385
Dorset (M)	5	—	418	—	—	—	60	540	540	1,018
Flinders (M)	1	—	100	—	—	—	—	—	—	100
George Town (M) Pt A & B	—	—	—	—	—	—	23	2,417	2,417	2,440
Launceston (C) Inner, Pt B & Pt C	14	—	1,170	5	4	539	208	462	1,609	3,526
Meander Valley (M) Pt A & B	16	—	1,235	2	—	110	32	—	—	1,377
Northern Midlands (M) Pt A & B	3	—	138	—	2	148	52	—	—	338
West Tamar (M) Pt A & B	18	—	1,539	6	—	500	381	60	60	2,480
Northern (SD)	62	—	4,890	13	6	1,297	799	3,530	4,677	11,664
MERSEY-LYELL STATISTICAL DIVISION										
Burnie (C) Pt A & B	6	—	580	—	—	—	17	340	340	937
Central Coast (M) Pt A & B	4	—	406	—	—	—	150	—	—	556
Circular Head (M)	6	—	290	—	2	192	103	422	422	1,007
Devonport (C)	12	—	1,099	—	8	257	195	—	134	1,685
Kentish (M)	3	—	147	—	—	—	—	720	720	866
King Island (M)	—	—	—	—	—	—	—	—	—	—
Latrobe (M) Pt A & B	8	—	522	—	—	—	190	—	96	808
Waratah/Wynyard (M) Pt A & B	5	—	448	—	—	—	342	120	120	910
West Coast (M)	—	—	—	—	4	348	—	—	—	348
Mersey-Lyell (SD)	44	—	3,492	—	14	798	997	1,602	1,832	7,118

For footnote, see end of table.

TABLE 7. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MARCH 1995 *continued*

Statistical region sectors and statistical local areas (a)	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
STATISTICAL DIVISIONS AND SUBDIVISIONS										
Greater Hobart (SD)	98	—	8,580	11	6	1,077	1,298	3,313	4,234	15,189
Southern (SD)	32	—	1,756	—	—	—	455	190	190	2,401
Greater Launceston (SSD)	42	—	3,513	13	6	1,297	695	2,939	4,086	9,591
Central North (SSD)	9	—	569	—	—	—	—	—	—	569
North-Eastern (SSD)	11	—	808	—	—	—	104	591	591	1,503
Northern (SD)	62	—	4,890	13	6	1,297	799	3,530	4,677	11,664
Burnie-Devonport (SSD)	30	—	2,590	—	8	257	849	460	690	4,386
North-Western Rural (SSD)	14	—	902	—	2	192	148	1,142	1,142	2,384
Lyell (SSD)	—	—	—	—	4	348	—	—	—	348
Mersey-Lyell (SD)	44	—	3,492	—	14	798	997	1,602	1,832	7,118
Tasmania	236	—	18,717	24	26	3,172	3,549	8,635	10,934	36,373

(a) Statistics are presented in terms of statistical local areas aggregated to their equivalent legal local government areas. (b) Excludes Conversions, etc.

TABLE 8. VALUE OF BUILDING APPROVALS IN STATISTICAL DIVISIONS BY CLASS OF BUILDING, MARCH 1995  
(\$'000)

Class of building	Greater Hobart	Southern	Northern	Mersey-Lyell	Tasmania
New houses	8,580	1,756	4,890	3,492	18,717
New other residential building	1,077	—	1,297	798	3,172
Total new residential building	9,657	1,756	6,187	4,289	21,890
Alterations and additions to residential buildings	1,298	455	799	997	3,549
Hotels etc.	—	—	55	720	775
Shops	70	—	696	230	996
Factories	60	—	130	—	190
Offices	277	—	1,181	—	1,458
Other business premises	—	—	60	—	60
Educational	991	190	88	254	1,523
Religious	92	—	—	—	92
Health	2,744	—	2,417	96	5,257
Entertainment and recreational	—	—	—	—	—
Miscellaneous	—	—	51	532	583
Total non-residential building	4,234	190	4,677	1,832	10,934
<b>Total building</b>	<b>15,189</b>	<b>2,401</b>	<b>11,664</b>	<b>7,118</b>	<b>36,373</b>

TABLE 9. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)  
(\$ million)

(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	181.7	188.1	51.0	239.2	29.5	68.5	105.2	327.2	373.9
1992-93	187.4	189.3	57.5	246.8	28.8	62.4	103.0	330.0	378.7
1993-94	200.5	204.0	58.8	262.8	33.3	80.7	144.9	370.9	441.0
1993—									
Sept. qtr.	51.5	51.6	13.5	65.0	6.9	24.2	40.9	96.6	112.8
Dec. qtr.	49.5	51.8	21.9	73.8	8.7	15.8	44.2	96.6	126.7
1994—									
Mar. qtr.	50.1	51.1	14.4	65.5	8.4	17.2	24.5	86.2	98.4
June qtr.	49.4	49.5	9.0	58.5	9.3	23.4	35.3	91.5	103.2
Sept. qtr.	47.8	47.9	10.2	58.1	9.2	23.3	26.6	90.6	93.8
Dec. qtr.	46.6	46.8	7.8	54.6	8.2	39.1	54.0	102.1	116.8

(a) See paragraphs 18 and 19 of the Explanatory Notes. Constant price estimates are subject to revisions each quarter as more up to date information on prices and commodity compositions becomes available

TABLE 10. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION  
MARCH 1995

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
										Total
NUMBER OF DWELLING UNITS										
Greater Hobart	98	17	—	17	—	—	—	—	17	115
Southern	32	—	—	—	—	—	—	—	—	32
Northern	62	19	—	19	—	—	—	—	19	81
Mersey-Lyell	44	14	—	14	—	—	—	—	14	58
Tasmania	236	50	—	50	—	—	—	—	50	286
VALUE (\$'000)										
Greater Hobart	8,580	1,077	—	1,077	—	—	—	—	1,077	9,657
Southern	1,756	—	—	—	—	—	—	—	—	1,756
Northern	4,890	1,297	—	1,297	—	—	—	—	1,297	6,187
Mersey-Lyell	3,492	798	—	798	—	—	—	—	798	4,289
Tasmania	18,717	3,172	—	3,172	—	—	—	—	3,172	21,890

(a) Excludes Conversions, etc.



## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved. From 1985 there has been a change in terminology used by the ABS in presenting building statistics. The terms 'residential buildings', and 'non-residential building' have replaced 'dwellings' and 'other building' respectively and 'other residential buildings' replaces 'other dwellings'. It should be noted that these are only changes in terminology and do not affect the classification of the various types of buildings or the statistics.

### Scope and coverage

2. The statistics relate to BUILDING activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (construction of roads, bridges, railways, earthworks etc.) is excluded.

3. The statistics include details of non-structural renovation and refurbishing work and the installation of integral building fixtures for which building approval was obtained.

4. Statistics of building work approved are compiled from:

- (a) permits issued by local government authorities in areas subject to building control by those authorities and
- (b) contracts let, or day labour work authorised, by Federal, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

5. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10 000 or more (previously \$5000 or more);
- (b) approved alterations and additions to residential buildings valued at \$10 000 or more and
- (c) all approved non-residential building jobs valued at \$50 000 or more (previously \$30 000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

### Definitions

6. A **building** is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

7. A **dwelling unit** is defined as a self-contained suite of rooms including cooking and bathing facilities and intended for long-term residential use. Units (whether self-contained or not) within buildings offering institutional care (such as

hospitals) or temporary accommodation (such as motels, hostels and holiday apartments) are not defined as dwelling units. The value of units of this type is included in the appropriate category of 'non-residential building' approved.

8. A **residential building** is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

(a) A **house** is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units associated with non-residential buildings (such as caretaker's residences) are defined as houses for the purpose of these statistics.

(b) An **other residential building** is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (includes townhouses, duplexes, apartment buildings etc.).

9. From the January 1995 issue of this publication the number of dwelling units created as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential building are shown separately in Table 1 under the heading of "Conversions, etc.", and are included in the total number of dwelling units shown in the table. Previously such dwellings were only included as a footnote.

10. In addition, from the January 1995 issue, the trend estimates for the number of dwelling units approved, shown in Table 1, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

11. The value of new residential building approved continues to exclude the value of dwelling units created as conversions of residential and non-residential buildings, and the value of dwelling units erected as part of the construction of new non-residential building. Approved building work represented by these conversions continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

12. **Values** are derived from approval documents and represent the estimated value, when completed, of building work (excluding the value of land and landscaping). Site preparation costs are included.

### Building classification

13. **Ownership.** The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership of the completed building. Residential buildings being constructed by private sector

## EXPLANATORY NOTES - continued

builders under government housing authority schemes, whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

**14. Functional classification of buildings.** A building is classified according to its intended major function. Hence a building which is ancillary to other buildings, or forms a part of a group of related buildings, is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, and a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

**15.** For Building Approvals from July 1992 an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide a standard classification of residential buildings.

**16.** The DSC is a classification recently developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC has been used in the 1990 Survey of Income and Housings Costs and Amenities and the 1991 Census of Population and Housing. It will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous Censuses and household surveys but provides more categories than previously to reflect the current need to provide separate details on medium to high density housing.

**17.** In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

(a) Semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:

- one storey;
- two or more storeys.

(b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

- one or two storeys;
- three storeys;
- four or more storeys.

**18.** More details on the DSC are contained in the ABS Information Paper, Dwelling Structure Classification (DSC) (1296.0).

#### General

**19.** For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (such as blocks of flats and multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

#### Constant Price Estimates

**20.** Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'. (Note: monthly value data at constant prices are not available.)

**21.** Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

**22.** Statistics in this publication are presented using the *Australian Standard Geographical Classification (ASGC)* which has been prepared by the ABS for use in its collection, compilation and publication of statistics. For additional information about ASGC, users are referred to the manual *Australian Standard Geographical Classification* (1216.0) Edition 4.

#### Unpublished data and related publications

**23.** The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

Users may wish to refer to the following priced publications which are available.

*Building Activity, Tasmania* (8752.6), quarterly.  
*Dwelling Unit Commencements Reported by Approving Authorities, Tasmania* (8741.6), monthly.  
*Building Approvals, Australia* (8731.0), monthly.  
*Building Activity, Australia: Dwelling Unit Commencements Preliminary* (8750.0), quarterly.  
*Engineering Construction Survey Australia*, (8762.0), quarterly.  
*Building Activity, Australia* (8752.0), quarterly.  
*Construction Industry Survey - Private Sector Construction Establishments, Details of Operations, Tasmania, 1984-85* (8772.6), five-yearly.

**EXPLANATORY NOTES - continued**

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-	nil or rounded to zero.
n.a.	not available
n.y.a.	not yet available
r	figure or series revised since previous issue.



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